

050.C

0001

0003.0

Map

Block

Lot

1 of 1

Residential
CARD

ARLINGTON

APPRAISED:

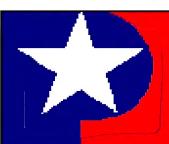
Total Card / Total Parcel
722,800 / 722,800

USE VALUE:

722,800 / 722,800

ASSESSED:

722,800 / 722,800


Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		RUSSELL TERR, ARLINGTON

OWNERSHIP

Unit #: 3

Owner 1: FERLAND RYAN C &

Owner 2: CHEN LINA

Owner 3:

Street 1: 17 RUSSELL TERR #3

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1: RAMAN PICHAI & -

Owner 2: DASIIKA ANURADHA -

Street 1: 17 RUSSELL TERRACE #3

Twn/City: ARLINGTON

St/Prov: MA	Cntry	
Postal: 02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1880, having primarily Clapboard Exterior and 1949 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7058																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	722,800			722,800		154157
							GIS Ref
							GIS Ref
							Insp Date
							07/19/18

Residential

ARLINGTON

APPRAISED:

722,800 / 722,800

USE VALUE:

722,800 / 722,800

ASSESSED:

722,800 / 722,800

Total Card / Total Parcel
722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 / 722,800

722,800 /

EXTERIOR INFORMATION

Type:	99 - Condo Conv	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREY	
View / Desir:	N - NONE	

GENERAL INFORMATION

Grade:	C+ - Average (+)
Year Blt:	1880
Eff Yr Blt:	
Alt LUC:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
Solar HW:	NO
% Com Wal	% Sprinkled

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
-------	--	--------	--	-----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

BATH FEATURES

Full Bath:	3	Rating: Good	BK: 19481 PG: 545 641-0660, Building Number 1.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating: Good	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating: Good	1st Res Grid Desc: Line 1 # Units 1
A Kits:		Rating:	Level FY LR DR D K FR RR BR FB HB L O
Fpl:	2	Rating: Good	Other
WSFlue:		Rating:	Upper
			Lvl 2
			Lvl 1
			Lower

CONDOS INFORMATION

Location:	
Total Units:	

Floor: 1 - 1st Floor

% Own: 35.000000000

Name: 100 - 7058

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	18.6 %

CALC SUMMARY

COMPARABLE SALES	
Rate	Parcel ID
	Typ
	Date
	Sale Price
WtAv\$/SQ:	AvRate:
Juris. Factor:	Before Depr: 382.67
Special Features: 0	Val/Su Net: 370.86
Final Total: 722800	Val/Su SzAd 370.86

COMMENTS

SKETCH

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	5	3	0
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	1	5	3	

RES BREAKDOWN

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub %	Area Usbl	Descrip %	Qu Type	Ten
GLA	Gross Liv Ar	1,949	366.190	713,706					
Size Ad	1949	Gross Area	1949	FinArea	1949				
Net Sketched Area: 1,949 Total: 713,706									

IMAGE



AssessPro Patriot Properties, Inc